175.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	636,400 / 636,400
					USE VALUE:	636,400 / 636,400
					ASSESSED:	636,400 / 636,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		NICOD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JONES L SCOTT & REBECCA B	
Owner 2:		
Owner 3:		
Street 1:	7 NICOD ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	JONES SCOTT L/ETAL -
Owner 2:	BLAKE REBECCA J -
Street 1:	7 NICOD STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,912 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Wood Shingle Exterior and 1392 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4912.000	239,200		397,200	636,400
Total Card	0.113	239,200		397,200	636,400
Total Parcel	0.113	239,200		397,200	636,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 457.18 | /Parcel: 457.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	239,200	0	4,912.	397,200	636,400	636,400	Year End Roll	12/18/2019
2019	101	FV	203,700	0	4,912.	391,500	595,200	595,200	Year End Roll	1/3/2019
2018	101	FV	198,000	0	4,912.	300,700	498,700	498,700	Year End Roll	12/20/2017
2017	101	FV	198,000	0	4,912.	283,700	481,700	481,700	Year End Roll	1/3/2017
2016	101	FV	198,000	0	4,912.	261,000	459,000	459,000	Year End	1/4/2016
2015	101	FV	185,900	0	4,912.	244,000	429,900	429,900	Year End Roll	12/11/2014
2014	101	FV	185,900	0	4,912.	224,700	410,600	410,600	Year End Roll	12/16/2013
2013	101	FV	185,900	0	4,912.	224,700	410,600	410,600		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13668

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JONES SCOTT L/E	70049-568		10/10/2017	Convenience	10	No	No		
BANE MARGARET	25366-200		5/26/1995		215,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/2010	1024	Addition	77,000	C				EXPAND KIT/BUILD M

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	Inspected	HS	Hanne S
6/26/2018	MEAS&NOTICE	BS	Barbara S
10/22/2008	Meas/Inspect	355	PATRIOT
2/16/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/13/1999	Measured	256	PATRIOT
7/21/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4912		Sq. Ft.	Site		0	70.	1.16	6									397,152						397,200	

Total AC/HA: 0.11276 | Total SF/SM: 4912 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 397,152 | Spl Credit | Total: 397,200

PRINT

Date	Time
12/11/20	03:35:33

LAST REV

Date	Time
10/31/18	09:59:54

danam

User Acct / GIS Ref / GIS Ref / Insp Date

117466

07/21/18

!13668!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	117466
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99841499
Adj $ / SQ:	141.525
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	325017
Depreciation:	85805
Depreciated Total:	239213

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	2	HB	

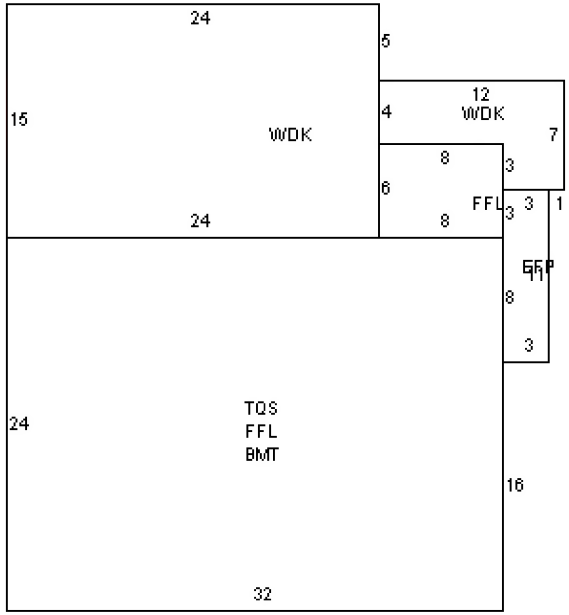
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	141.53
Special Features:	0	Val/Su Net:	91.54
Final Total:	239200	Val/Su SzAd	171.84

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	816	141.530	115,485
BMT	Basement	768	42.460	32,607
TQS	3/4 Story	576	141.530	81,519
WDK	Deck	420	8.370	3,514
EFP	Enclos Porch	33	72.480	2,392

Net Sketched Area:	2,613	Total:	235,517
Size Ad	1392	Gross Are	2805	FinArea	1392
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc